

2005-0383 1197 E. Arques Ave.

**PLANNING COMMISSION MINUTES OF SEPTEMBER 12, 2005**

**2005-0383 – Grace ADHC [Applicant] Dollinger-Arques Assoc. [Owner]:** Application for a Use Permit on a 1.4-acre site to allow an increase in capacity of an existing adult day health care facility from 90 to 200 people. The property is located at **1197 East Arques Avenue** (near Lawrence Expwy) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-24-004) SL

**Steve Lynch**, Associate Planner, presented the staff report. The two major issues with this project are parking and the appropriateness of this use in an industrial zone. Staff is able to make the findings and is recommending approval based on compatibility with the other uses on the site and in the immediate surrounding area.

**Comm. Babcock** said that the report indicates that no one drives to this site except the employees. She asked if it would be appropriate to add a Condition of Approval (COA) requiring a specified percentage of these participants to use the free shuttle bus. Staff said a **COA requiring 90 or 95% of the participants to use the transportation services provided by the provider would be appropriate**. The clientele are senior citizens and based on a study done two years ago of the other four adult day health cares in the South Bay, an average of 1% of the clientele drove themselves to the facility.

**Comm. Simons** asked staff if there is need for a condition to limit the use of this site specifically to adult day health care. He is concerned about the potential of a transfer of the use to a similar group that might serve a younger clientele resulting in an increase in the parking demand. **Trudi Ryan**, Planning Officer, said the application is for an adult day health care and that is part of the Use Permit, but that **staff can add a COA to clarify that this use is only for adult day health care**.

**Comm. Moylan** asked about the surrounding uses and commented that the lot to the west is now vacant. Ms. Ryan said the lot to the west was approved for a mini warehouse and that the "surrounding land use" listed in the report for the lot to the west would be more accurate if it were listed as "currently vacant land or future mini storage." Comm. Moylan said that page 6 of the report indicates that vans are not parked at the site during the day and are not stored at the site at night. He said on his site visit this weekend there was a van parked there. He asked if it would be reasonable to condition the van parking and storage. Staff said if there are concerns about the van parking, then it could be a condition to either clearly prohibit or permit it.

**Chair Hungerford** asked if the building is large enough to accommodate the expansion that the applicant is requesting. Mr. Lynch said the applicant will

2005-0383 1197 E. Arques Ave.

Approved Minutes  
September 12, 2005

Page 2 of 2

have to get all the appropriate City permits along with meeting all the state licensing requirements for adult day health care. These additional requirements will take into consideration the size of the building and the amount of participants that will be allowed.

**Chair Hungerford opened the public hearing.**

**Manooch Pouransari**, part owner of Grace Adult Day Health Care said the reason they are asking for this permit is to increase capacity. He said 99% of the participants come to the center using the free shuttle bus. He said that the drivers will take the vans home overnight or they will contract with a transportation company. He said they would rarely have vans parked overnight. He said this is a very straight-forward expansion without impact.

**Chair Hungerford closed the public hearing.**

**Ms. Ryan** commented that there is a condition included that indicates that this Use Permit would be valid for three years from the date of final approval.

**Comm. Simons** moved with Alternative 2, to adopt the Negative Declaration and approve the Use Permit with modified conditions: to add a COA that reads "At least 95% of the participants must use the transportation services provided by the provider"; and to add a COA that reads "This use is specifically for adult day health care." **Comm. Babcock** seconded.

**Final Action:**

**Comm. Simons** made a motion on Item 2005-0383 for Alternative 2, to adopt the Negative Declaration and approve the Use Permit with modified conditions: to add a COA that reads "At least 95% of the participants must use the transportation services provided by the provider"; and to add a COA that reads "This use is specifically for adult day health care." **Comm. Babcock** seconded.

**Motion carried 6-0, Comm. Fussell absent.**

This item is appealable to the City Council no later than September 27, 2005.